

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
OCTOBER 4, 1961

This regular meeting of the City Council of the City of Lodi held beginning at 8:00 p.m. of Wednesday, October 4, 1961. Councilmen Brown, Katzakian, Mitchell, Ullmann and Culbertson (Mayor) present; none absent.

Also present: City Manager Graves, Admin. Asst. Carlton, Planning Director Rodgers; City Attorney Mullen absent.

MINUTES Minutes of September 20, 1961 and September 27, 1961 were approved as written and mailed on motion of Councilman Katzakian, Brown second.

PUBLIC HEARINGS

REZONE E/S
S. FAIRMONT
400, 500 & 600
BLKS TO C-P

ORD. NO. 706
INTRODUCED

Notice thereof having been published in accordance with law, Mayor Culbertson called for public hearing on the proposed rezoning of the property along the east side of South Fairmont Avenue in the 400, 500 and 600 blocks from the R-4 multiple family residential zone to the C-P commercial professional office zone, said property being the westerly half of parcels owned by Doctors Williams, Hoff, Roget and Kanegawa. The Planning Commission recommended the rezoning for the following reasons:

1. The existence of offices on three of the four parcels involved which tends to commit this area to an office type of use.
2. The flexibility in design and use which would be permitted by the C-P zone.
3. The office-institutional designation of this area in the revised Master Plan.
4. Assurance through the use permit procedure that the parking areas developed on the Orange Avenue frontage will provide the needed screening to reduce any adverse effect of such areas.

There were no protests to the proposed rezoning, written or oral. On motion of Councilman Brown, Mitchell second, the City Council by unanimous vote introduced Ordinance No. 706 rezoning property on the east side of South Fairmont Avenue in the 400, 500 and 600 blocks to C-P, by reading of title only and waiving reading of the ordinance in full.

REZONING LOTS
IN WINDSOR TR.
TO C-P & R-3

Notice thereof having been published in accordance with law, the Mayor then called for public hearing on the proposal to rezone Lots 24, 25, 46 and 47, Windsor Tract, from the R-3 limited multiple family residential zone to the C-P commercial professional office zone and to rezone Lots 26 and 45, Windsor Tract, from the R-1 one family residential zone to the R-3 limited multiple family residential zone. The Planning Commission recommended the rezoning for the following reasons:

Minutes of October 4, 1961 continued

ORD. NO. 707
INTRODUCED

1. The proximity of the property to the Lodi Memorial Hospital and its consequent desirability for medical offices.

2. It would permit the use of a large parcel for a single office building with the possible provision of additional parking in excess of the requirements.

3. The existing medical offices in the area have created no adverse effect on the surrounding properties.

4. The Master Plan recently adopted by the Planning Commission designates this area as desirable for office and institutional use.

5. The Planning Commission retains assurance through the use permit procedure that needed landscaping and screening will be provided for the parking area.

There were no protests to the proposed rezoning, written or oral. On motion of Councilman Katzakain, Ullmann second, the City Council by unanimous vote introduced Ordinance No. 707 rezoning Lots 24, 25, 46 and 47, Windsor Tract, to C-P and Lots 26 and 45, Windsor Tract, to R-3, by reading of title only and waiving reading of the ordinance in full.

PLANNING COMMISSION

REZONING ON
KETTLEMAN BTW
FAIRMONT & HAM

City Manager Graves read a recommendation from the Planning Commission that approval be given to the request of Dr. C. R. Keszler for a change of zoning from the R-1 one family residential zone to the C-S commercial shopping zone for an eight-acre parcel located along the north side of Kettleman Lane between Fairmont Avenue and Ham Lane. The matter was set for public hearing on October 18, 1961 on motion of Councilman Mitchell, Brown second.

CPC ACTIONS

The City Manager reported the following actions of the Planning Commission:

1. Approved a use permit for Alexander's Bakery to erect an overhanging sign at 708 West Lodi Avenue in the C-1 commercial zone.

2. Denied by a 5 - 4 vote the request of Mr. Ed Werner for a change of zoning from the R-1 single family residential zone to the R-3 limited multiple family residential zone for property at 549 and 600 York Street. The Planning Commission recognizes that this does not solve Mr. Werner's problem and has agreed to study various alternatives in greater detail.

3. Recommended denial of the request of Mr. John Penero for a County use permit to operate a recreational development at the north end of Allen Drive and 770 feet north of Lodi Avenue.

4. Approved the transfer of a use permit for Mr. Jacob Ferguson to operate a metal salvage yard at 1236 South Sacramento Street in the "M" industrial zone.

COMMUNICATIONS

PETITION
CHEATHAM ADDN
ANNEXATIONRES. NO. 2475
ADOPTED

Petition from owners of real property not less than one-fourth of the land by area and by assessed valuation for annexation of 18.50 acres of uninhabited territory to be known as the Cheatham Addition. The boundaries of said territory were approved by the Boundary Commission of San Joaquin County on August 15, 1961. On motion of Councilman Katzakian, Mitchell second, the Council adopted Resolution No. 2475, Resolution of Intention to Annex the Cheatham Addition, setting public hearing thereon for November 15, 1961.

ABC LICENSES

The following notices of Application for Transfer of Alcoholic Beverage License:

1. Transfer On Sale Beer and Wine, Audrey E. Nunes, Tony Nunes and Charlotte Petty, dba Club 15, 8 S. Main St.
2. On Sale General, John J. Bitz, Rainbow Club, 116 N. Sacramento St.

ARCHITECT FOR
LIBRARY STUDY

Request from the Lodi Public Library Board of Trustees that the Board be advised of the date the Council will act on the space requirements for the Lodi Public Library. Mayor Culbertson stated that in view of the divergencies of opinion among consultants concerning space requirements it might be advisable to hire an architect to do a preliminary study on the feasibility of remodeling and adding to the present library building. Councilman Katzakian said he would like to have a resume of the City's capital outlay projects to see what the City has accomplished to date. It was agreed that the City Manager would prepare such a resume for the next Council meeting. Mayor Culbertson moved that an architect be hired to make a preliminary report on the feasibility of remodeling the library and making an addition thereto in order to get an adequate, usable library. Motion was seconded by Councilman Brown and carried unanimously.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$117,666.04 were approved on motion of Councilman Katzakian, Brown second.

WITHDRAW
CHIAPPE ADDN
FROM WRCFPDRES. NO. 2476
ADOPTED

Annexation of the Chiappe Addition having been completed, Councilman Brown moved the adoption of Resolution No. 2476 withdrawing the Chiappe Addition from the Woodbridge Rural County Fire Protection District. Motion was seconded by Councilman Katzakian and carried by unanimous vote.

ESTABLISH
CROSSWALK
ON HUTCHINS
AT STURLA

Mr. Graves reported that the principal of Needham School had requested that a school crossing be installed across Hutchins Street at the north side of Sturla Street. The Department of Public Works recommended that the request be granted and further recommended that in conjunction with this request the speed limit on Hutchins Street from Lodi Avenue to the south of the school

RES. NO. 2477
ADOPTED

REDUCE SPEED
LIMIT ON
HUTCHINS ST.

ORD. NO. 708
INTRODUCED

PARKING ON
CRESCENT S
OF LODI AVE.

RES. NO. 2478
ADOPTED

RELOCATION OF
POWER LINES AT
FREEWAY

RES. NO. 2479
ADOPTED

EASEMENT ADJ.
TO FREEWAY
FROM SP CO.

RES. NO. 2480
ADOPTED

WIDEN CHURCH
ST. SOUTH OF
LOCUST

crossings at Tokay Street be decreased to 25 miles per hour. Councilman Katzakian moved the adoption of Resolution No. 2477 establishing a school crosswalk across Hutchins Street at the north side of Sturla Street. The motion was seconded by Councilman Mitchell and carried by unanimous vote. On motion of Councilman Brown, Ullmann second, the Council then introduced Ordinance No. 708 by unanimous vote reducing the speed limit on Hutchins Street from Lodi Avenue to 100 feet south of the south line of Tokay Street from 35 miles per hour to 25 miles per hour, by reading of title only and waiving reading of the ordinance in full.

Mr. Graves reported that a traffic problem exists on Crescent Avenue south of Lodi Avenue to the dead-end. There are no painted parking stalls in this area and consequently cars are being parked at various angles or parallel to the curb, resulting in some minor collisions. The Engineering Department is recommending that 90° angle parking stalls be marked on the east side of this portion of Crescent Avenue and that no parking be established on the west side in order to provide sufficient space for cars parking on the east side. Councilman Mitchell, Katzakian second, moved the adoption of Resolution No. 2478 providing for 90° angle parking on the east side and prohibiting parking on the west side of Crescent Avenue south of Lodi Avenue to the dead-end. Motion carried unanimously.

The City Manager stated that a utilities agreement had been received from the State Division of Highways to provide for the relocation of the City's electric facilities because of the construction of the Freeway. The City is to be reimbursed an estimated \$7,026.40 for relocating these facilities. Councilman Katzakian moved the adoption of Resolution No. 2479 approving the agreement and authorizing its execution by the Mayor and City Clerk. The motion was seconded by Councilman Brown and carried by unanimous vote.

Mr. Graves presented an easement agreement with Southern Pacific Company to provide for the temporary bypass of a water line while the Freeway is being built and the permanent installation of storm, sanitary and water lines adjacent to the Freeway. On motion of Councilman Mitchell, Brown second, the Council adopted Resolution No. 2480 approving the easement agreement with Southern Pacific Company and authorizing its execution by the Mayor and City Clerk.

City Manager Graves stated that the Engineering Department recommended that the east side of Church Street be widened for half a block south of Locust Street. It appears advisable to widen the street at this time since the firm of Katzakian & Schaffer is constructing a building at the southeast corner of Church and Locust and will be putting in extra sidewalk. The City would remove the trees, curb, gutter and sidewalk and install curb and gutter and a 5-foot

sidewalk in front of the Katzakian and Schaffer property and a 6½ foot sidewalk in front of the other two properties, at an approximate cost of \$1700. The Engineering Department is recommending the wider sidewalk because of poles, hydrants and signs. Katzakian and Schaffer will pay for the installation of the balance of the sidewalk in front of their property. The existing 5-foot sidewalk in front of the Katzakian and Schaffer property is in good condition but should be replaced if the street is widened because it would not be at the proper elevation in relation to the curb and gutter. Councilman Katzakian stated that he wished to abstain from voting on this matter although widening of the street makes no difference to his firm. Mayor Culbertson mentioned that streets have been widened in other instances of new construction. On motion of Councilman Mitchell, Ullmann second, the Council ordered that Church Street be widened for half a block on the east side south of Locust Street as recommended by the Engineering Department, with Councilman Katzakian abstaining.

AMERICAN
LEGION
DRIVEWAY

A request from the American Legion that they be permitted to widen the exit driveway from their parking lot on the northwest corner of Lockeford and Washington Streets from 11 feet to a total of 27 feet was presented for Council consideration. This would mean the elimination of one parking stall on Lockeford Street but would decrease traffic hazards. On motion of Councilman Mitchell, Brown second, the Council approved the widening of the exit driveway of the American Legion Parking Lot to 27 feet by unanimous vote.

KIRST DEED -
LOCKEFORD ST.
WIDENING

City Manager Graves stated that negotiations had been completed with Stanley Kirst for right of way on Lockeford Street and that the City had received a letter from Mr. Kirst agreeing to accept the appraiser's figure of \$603 and to pay for installation of sidewalk in the area where sidewalk does not now exist; the City is to pay for reinstallation of curb, gutter and sidewalk required because of the widening. Councilman Brown moved that the deed from Stanley Kirst be accepted subject to the conditions stated in his letter. The motion was seconded by Councilman Katzakian and carried unanimously.

ORDINANCES

ANNEX
NATHAN ADDN.

ORD. NO. 704
ADOPTED

ORDINANCE NO. 704 entitled "AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN UNINHABITED TERRITORY, DESIGNATED 'NATHAN ADDITION' TO THE CITY OF LODI," having been introduced at the regular meeting of September 20, 1961, was brought up for passage on motion of Councilman Brown, Ullmann second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, KATZAKIAN, MITCHELL,
ULLMANN and CULBERTSON

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

ANNEX
LOBAUGH ADDN.

ORD. NO. 705
ADOPTED

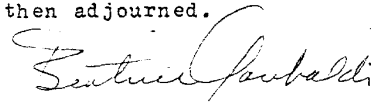
ORDINANCE NO. 705, entitled "AN ORDINANCE APPROVING THE ANNEKATION OF CERTAIN UNINHABITED TERRITORY, DESIGNATED 'LOBAUGH ADDITION' TO THE CITY OF LODI," having been introduced at the regular meeting of September 20, 1961, was brought up for passage on motion of Councilman Mitchell, Katzakian second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, KATZAKIAN, MITCHELL,
ULLMANN and CULBERTSON

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

The City Council then adjourned.



ATTEST: BEATRICE GARIBALDI
City Clerk